



**Henson Close, Chilton, DL17 0BF**  
**2 Bed - House - Semi-Detached**  
**£109,950**

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It is with pleasure that we offer to the market this deceptively spacious semi detached house with two double bedrooms pleasantly positioned on Henson Close, within the popular, family orientated location of Chilton. This impressive residence is the perfect purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the immediate amenities offered in & around the area itself, the property is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout.

In brief, this tastefully decorated home comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, a lovely kitchen/dining area with a range of fitted wall & base units & access to a useful ground floor cloak/wc. The first floor landing boasts two bedrooms & bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed South-facing garden to rear elevation with paved patio & lawned areas whilst the front is open aspect & has a driveway for two vehicles. We highly recommend thorough internal inspection in order to fully appreciate the style, space & layout of this well proportioned property for sale.

FREEHOLD  
EPC Rating: B  
Council Tax Band: A

#### Hallway

Radiator, stairs to first floor.

#### Lounge

15'2 x 10'0 max points (4.62m x 3.05m max points)

Stylish flooring, radiator, uPVC window.

#### Kitchen/Diner

13'5 x 7'9 (4.09m x 2.36m)

Modern wall and base units, integrated oven, hob, stainless steel sink with mixer tap, plumbed for washing machine, space for fridge freezer and dining room table, tiled splashbacks, uPVC window, radiator.

#### W/C

W/C, wash hand basin, radiator.

#### Landing

Radiator, loft access.

#### Bedroom One

13'5 x 10'3 max points (4.09m x 3.12m max points )

UPVC window, radiator.

#### Bedroom Two

12'9 x 7'3 (3.89m x 2.21m)

UPVC window, radiator.

#### Bathroom

White panelled bath with shower attachment, wash hand basin, W/C, radiator, tiled splashbacks, extractor fan, uPVC window, radiator.

#### Externally

To the front elevation, there is an easy to maintain garden and driveway. While to the rear there is a good sized enclosed garden and patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

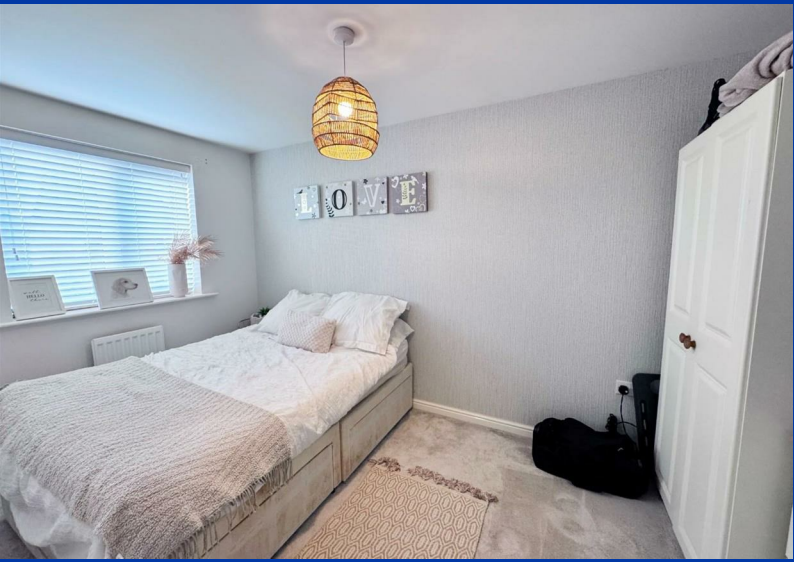
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,623.07p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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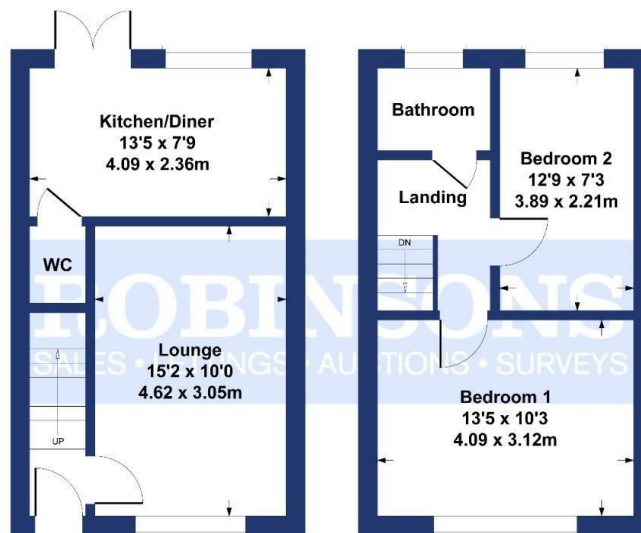
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Henson Close

Approximate Gross Internal Area  
628 sq ft - 58 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	96		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (101-110), B (81-100), C (65-80), D (50-64), E (35-49), F (21-34), G (1-20).

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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